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A SUBMISSION FOR A HOUSING PROGRAM FOR METIS AND NON-STATUS INDIANS IN THE PROVINCE OF ALBERTA

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by:

THE METIS ASSOCIATION OF ALBERTA

April 1, 1974.

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A SUBMISSION FOR A HOUSING PROGRAM FOR METIS AND NON-STATUS INDIANS IN THE PROVINCE OF ALBERTA

Submitted to:

Honourable D.J. Russell,
Minister Charged with Administration
of the Alberta Housing Act.

Honourable A. Adair,
Minister without Portfolio,
Responsible for Northern Development
and Native Affairs.

Honourable Ron Basford,
Minister of State for Urban Affairs,
Responsible for Housing.

Honourable J.L. Foster,
Minister,
Department of Advanced Education.

Honourable D.C. Jamieson,
Minister,
Department of Regional Economic
Expansion.

Honourable Dr. A.E. Hohol,
Minister,
Department of Manpower and Labour.

Honourable Robert Andras,
Minister,
Department of Manpower and Immigration.

by:

THE METIS ASSOCIATION OF ALBERTA

April 1, 1974.

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Introduction

The Metis Association of Alberta, with the assistance of a grant of $50,000 from CMHC completed a survey on the housing needs of our Metis people in the Province of Alberta in 1971. The survey report provided the basis for a comprehensive housing proposal which was presented to the Alberta Government and the Federal Government in January of 1972.

It is not the intention in this submission to re-state the desperate housing situation of our people in this Province. This has been well documented in the 1971 survey and other reports, which are readily available. In this submission, the MAA is requesting the assistance of the appropriate Provincial and Federal Departments and agencies in concrete measures to alleviate the worst housing conditions in the Metis communities throughout this Province.

While housing is the central concern in this submission, there are other related goals. The general upgrading and rehabilitation of our communities is the ultimate goal or aspiration of our people. A large percentage of the Metis people are unemployed. The old economy, trapping, fishing and hunting is no longer viable. The Metis people need assistance in finding their way into the new economies. Education in this transition is a key factor but what chance do Metis children have in acquiring an education when they live in one or two room shacks or tents. The problem is circular, without an education, obtaining and maintaining steady employment is our of reach, and poor housing negatively effects the possibility of making the best use of the educational opportunities that are available.

The Metis Association of Alberta firmly believes that an all out housing program is the first major step in breaking the cycle of poverty of Native people but it needs to be complemented with well planned community rehabilitation activity using the resources of all the relevant Federal and Provincial agencies.

The Metis Association of Alberta welcomes the recent announcement of the Federal Government policy covering Native and Rural housing needs and will do its part in the realization of the goals of this policy.

In this submission, our Association sets out its goals for the next five years within the context of this new policy and outlines how the program will be developed.

THE PROGRAM CHARACTERISTICS

1. The program will be planned, organized and conducted by the native people.

2. The Metis Association of Alberta will re aline its housing delivery system to enable efficient and orderly development of its proposed expanded program - explained later in this submission.

3. The native housing organization will seek from the appropriate government departments and agencies professional and technical assistance through secondment e.g. accountants, architects, engineers, community planners. Where secondment is not feasible the required professional services will be purchased.

4. A priority system will be established where by the families with the greatest need will be served first. The program will be available to status Indians families off reserve that meet the selection priority criteria.

5. Rural non-native families within or adjacent to native communities will be included if this is their choice. Such families would be given appropriate opportunity for involvement in planning process.

6. The program will be designed to create maximum employment opportunities for the now unemployed or underemployed native and rural people.

7. The association (MAA) and the native housing organization will work with Canada Manpower and provincial education authorities in the development of special training services to prepare native and rural people for jobs that will be involved in the various housing projects.

8. The assistance of DREE and special ARDA will be sought in the development of native contruction companies, required in delivery of the houses.

9. The houses constructed should be designed to accommodate the various size of family. Basic furniture and appliances should be included in capital cost of the houses.

10. The houses should be made available on a purchase or rental basis with payments geared to income.

11. The main thrust of this program will be to provide houses of reasonable standard for families with no or low income.

12. The emphasis will be placed on the development of local and zonal housing non-profit autonomous housing corporations or coops, which will seek to tap and use the available resources in meeting the housing needs of families within their respective areas.

THE HOUSING GOALS 1974/75 TO 1978/79

The goals of the Metis Association of Alberta is to construct, upgrade, or purchase a total of 5000 housing units between now and the end of 1979. This will not meet the total housing needs of Native people in this Province, however, it represents what can be delivered in the span of five years. Experience gained in the Winter Warmth and Emergency Repair Program has laid a basis for our proposed expanded activity. While more houses could be built in five years by a massive pre-fab and erection drive involving outside resources, it is contended that our people need to draw full benefits of the learning and upgrading that is derived in doing the work themselves.

The table below sets out our goals in the five year period. It will be noted that the schedule allows for a build up in the delivery capacity of our housing organizations.

YEAR	CONSTRUCTION NEW UNITS	UPGRADE	PURCHASE EXISTING HOUSES	
1974-75	200	100	100	400
1975-76	350	175	175	700
1976-77	650	325	325	1300
1977-78	650	325	325	1300
1978-79	650	325	325	1300
	2500	1250	1250	5000

EMERGENCY REPAIRS

It will be necessary to continue the emergency repair program to meet the most desperate housing situations pending the replacement of these units. However, this aspect of the program will deminish as the construction and upgrading gains momentum.

A further break-down of the goals by zones is now in the process of being prepared.

THE NORTHEASTERN ALBERTA DEVELOPMENT

The Metis Association in conjunction with the Indian Association have specific housing goals within this development, which will be expressed in a separate submission, which is now being developed.

NATIVE COMMUNITY GOALS

While housing is the main concern of this submission, it is also important to understand that ultimate goal is to assist our people to become a meaningful component of the citizenry of Alberta and Canada. Housing in our view, is the most important and strategic consideration in helping Native people to get their bearings in modern life. However, housing on its own is not enough. We strongly contend that Governments at all levels should recognize the need for a comprehensive approach, which would include the following:

a) General rehabilitation of Native communities, which entails:

   i) enabling Native communities presently unorganized to become organized and able to tap and use available resources at all levels of Government - Federal, Provincial and Local, as well as resources found in the Voluntary Sector.

ii) The development of Native communities that will have the characteristics of normal communities complete with:

- housing comparable to the Canadian average
- the Canadian average in community services, eg. playgrounds, community centres, libraries, shoe repair shops, barber shops, service centres for equipment (chain saws, outboard motors, etc.)
- opportunity for continuing education, and
- such other services needed to ensure that Native youth have an opportunity to link up with the main stream of Canadian life.

(b) Recognition of the fact that the meeting of the Housing needs should be carried out by the Native people themselves. That is, the new houses needed should be designed and built by the Native people, and the renovation of existing older dwellings should be undertaken by local Native workers who are in need of employment. In brief, the house building and renovation program should be planned to ease the present unemployment and under-employed situation that bedevils most remote Native communities.

METIS ASSOCIATIONS PRESENT ORGANIZATIONAL STRUCTURE FOR DELIVERY OF HOUSES

1. At Community level (75 locals)

There are seventy five organized locals. Each have their own board of directors, and officers. Nearly all these locals have a housing committee. These housing committees have been responsible for the Winter Warmth and emergency repair during the past three years. They have surveyed the housing needs in their respective areas and established priorities for repair activity.

2. At the Zone level (6 zones)

The province of Alberta has been divided into six zones. Each zone encompasses about twelve locals. The presidents of the locals constitute the board for the zone organization. Each zone is headed by a zone housing co-ordinator who is responsible for assisting at the local housing committees and general co-ordination of the housing activity within the zone.

3. At the Provincial level

The board and officers of the Metis Association of Alberta is elected annually via a democratic voting procedure involving the locals and zone organizations . The provincial organization plays a responsive role to the local zone organizations covering a wide range interest. Housing has been and continues to be a major interest. At the provincial level there is a housing Committee (sometimes referred to as a housing department). The Committee is headed by a housing director and the committe members are mainly the zone housing co-ordinators.

4. Other Native Housing Developments

a) Canative Housing Corporation

The Metis Association of Alberta, initiated the establishment of CANATIVE Housing Corporation. This organization has been concerned with housing needs of native families in the larger areas. CANATIVE is a independent housing agency, which it is hoped will continue its activity to alleviate the housing needs of native families who have moved to urban areas, MAA will continue to support CANATIVE in attainment of their goals in urban areas.

b) Alberta Pe-Ta-Pun Development Incorporated. (Lac La Biche)

This body like CANATIVE Housing Corporation is completely independent of MAA, Pe-Ta-Pun program functions within Lac La Biche area. The Corporation hopes to establish a Pre-Fab housing factory in areas to create local employment and speed up the delivery of houses.

5. The Metis Association of Alberta sees CANATIVE and Pe-Ta-Pun as models for extension of the native housing program throughout the province, MAA's function through their local and zone organization will be that of facilitating the development of local and zone non-profit housing corporation and coops.

THE PROPOSED STRUCTURE FOR THE DELIVERY OF HOUSES TO NATIVE FAMILIES UNDER THE NEW NATIVE AND RURAL POLICY

1. The Association will take steps to develop a house delivery structure that will have its roots in the Native Communities, with support and back up services coming from the zone and provincial level. The structure proposed is described below.

a) Local Housing Committees

These committees will be democratically elected by the membership of the local. Each committee will have its own constitution and by-laws. To ensure continuity, the board will be elected on a staggered basis where 1/3 will come up for election annually. This committee will carry out such functions as:

(i) Surveying the housing needs of the native and non-native families in their respective areas.

(ii) Plan, organize and conduct a comprehensive Community education program to familiarize the people with what is involved in resolving their housing needs. Making full use of communication workers funded by SOS. - CAN MANPOWER outreach workers, etc.

(iii) Determining:

- what new houses have to be built?
- what native houses can be upgraded under R.R.A.P.?
- what emergency repairs have to be carried out?

(iv) The development of a five year phased program with appropriate system of priorities covering new house construction - upgrading - purchase of existing houses - emergency repairs - in brief the development of a local housing project.

(v) Location of land for building sites - negotiations for the land via purchase or lease.

In cases where the locals have a large enough membership, these local committees would become local non-profit Housing Corporations - like Pe-Ta-Pun Inc.

b) Zone Native Housing Corporation

The board of the Corporation would be made up of chairman or president of the local housing committee.

The Corporation function will include the following:

(i) The development of a zone resource library and information service needed by local housing committees - pamphlets, visual aids etc.

(ii) Work with local Housing Committees in the development of a comprehensive community education program embracing all the native communities within the zone.

(iii) The conduct of regular zone seminars and workshops to assist the local housing committees in resolving their problems.

(iv) Work with the local Housing Committees in the development of housing projects needed in the zone covering:

- the number of new houses to be constructed
- obtaining land for building sites via lease or purchase
- the number of houses owned by native families that can be upgraded under R.R.P.
- existing houses that can be purchased and sold to native families
- Houses that require emergency repair pending replacement (Explore use of house trailers as temporary measure etc.)

(v) Employ staff required to carry out the work and such other tasks and activity needed in meeting the housing goals in the zone within the five year time frame.

2. The Alberta Native Housing Corporation (ANHC)

This body will in general provide the support services needed by the zone and local housing organizations. Its board will be established as follows:

2 directors appointed by MAA

6 directors appointed by the zone Native housing Corporations - one from each zone.

2 directors elected at the general assembly of MAA

The term of office of the directors will be staggered so that not more than 1/3 of board is replaced annually.

3. ANHC will be fully incorporated as a non-profit housing body under provincial companies act and subject to constraints of that act. Its functions will include:

(a) Take appropriate action to assist the local housing committees and zone housing corporations to become fully organized and able to carry out their functions.

(b) Provision of professional and technical assistance to the zone housing corporations in planning, organizing and carrying out community education needed in advance of launching of local and zone housing projects including:

i) building up of a central resource library e.g. films, video tapes, slides, pamphlets.

ii) establishment of speakers bureau on subject of rural and Native housing.

iii) development of methods and procedures for conduct of housing and community needs surveys, and

iv) such other relevant services that would assist the zone and local housing groups in conducting their community education activity.

(c) General coordination of housing activity throughout the province, including:

i) assessment of goal attainment

ii) identification and analysis of problems - finding solutions, etc.

iii) ensure orderly development of the housing program in keeping with established priorities.

(d) Undertake negotiations with Federal, Provincial Departments and agencies for funds and resources needed in carrying out of the program, including:

i) capital needed for the construction and repair activity, from CMHC and Provincial Government - funds to cover administrative costs - subsidies, etc.

ii) manpower training programs from Canada Manpower and the Provincial Government.

iii) assistance from DREE (Special ARDA) in development of Native construction companies.

iv) the secondment of technical and professional personnel to ANHC, required to ensure viability of the various housing projects.

(e) Employ staff needed in the conduct of ANHC activity and

(f) Such other relevant functions required in ensuring the attainment of the Native housing goals within the Province.

STAFF REQUIREMENT OF A.N.H.C. (EDMONTON)

1. In order to do its work A.N.H.C. will require an appropriate staff establishment. In assessing the staff requirement, an analysis has been done of the principal tasks that our Corporation will have to carry out. It might be noted that M.A.A.'s housing activity to date, which has established a basis for this expanded program, has been substantially subsidized by the core funds received from the Secretary of State. This has been in order since the purpose of core funds is basically to enable associations to generate programs, which when established, would draw funds from the appropriate departments. Now that a comprehensive housing program has been proposed, it will be necessary to seek funds to cover staff cost from housing agencies of Federal and Provincial governments.

2. It is proposed that interim staff establishment of A.N.H.C. include:

- a Director of Housing
- a supervisor of Community Education and Training
- a supervisor of House Construction and Repairs
- a supervisor of Land Acquisition and Development for Native Housing
- an Office Manager and Expeditor
- a Senior Accountant (supervisor)
- an Assistant Accountant
- an Accountant Clerk-Typist
- four Stenographers
    - secretary to the Director of Housing
    - secretary to the supervisor of Community Education and Training
    - secretary to the supervisor of House Construction and Repairs
    - secretary to the supervisor of Land Acquisition

- six regional co-ordinators
- six stenographers, one for each co-ordinator

3. Duties and responsibilities of A.N.H.C. staff

(a) Director of Housing Activity A.N.H.C.

The incumbent will be responsible to the Board of A.N.H.C. and his or her duties and responsibilities are for the direction and management of the corporation program and services which included:

i) The development of a pattern of services needed in guiding and assisting in the formation of and functioning of local autonomous non-profit housing coporations and co-operatives.

ii) To assist the zone and local organizations in the recruitment and training of Native staff needed in the realization of the goals, at the local, regional and provincial levels, ensuring the availability of personnel for tasks requiring managerial and technical skills in housing activity.

iii) The planning and organizing of community education and development services needed in facilitating the housing activity at the local and zone level.

iv) The securing of professional services needed in the acquisition of land required by local and zone housing corporations.

v) Establishing and maintaining liaison with all Government agencies, local, Provincial and National that can contribute to the realization of ANHC housing goals.

vi) Establishing and maintaining liaison with relevant organizations in the voluntary sector, eg. co-operative associations, social development agencies, adult education associations, business organizations, etc. and

vii) Such other duties required in the planning, organizing and administration of the corporation's services to the local and regional housing organizations.

(b) Supervisor of Community Education and Training

The incumbent would be responsible to the Director of Housing and his or her duties and tasks would, under direction, include:

i) Assisting local and regional housing Corporation in the planning and organizing of comprehensive community adult education programs prior to their launching of a housing project.

ii) Assisting local corporations in development of counselling services for recipients of houses.

iii) Developing training aids needed by local groups: literature, films, slides, etc.

iv) Arranging for utilization of relevant educational services of University and Government extension departments.

v) Assisting in planning and organizing local and Zone housing seminars.

vi) Building a library of resource materials to serve local and zone housing groups.

vii) Work with the Department of Manpower in the establishment of special training programs covering such areas as:

- business management.

- skill courses in carpentry, electrical work, plumbing, cement work, heating, etc. and

viii) Such other duties and tasks needed by local and zone housing groups in their community education activity.

(c) Supervisior of House Construction and Repairs

The incumbent will be responsible to the Housing Director and his or her duties and tasks will include the following:

i) Provision of professional and technical guidance to ANHC's locals and/or regional groups of locals on how to establish small construction companies needed in the provincial program.

ii) Work with DREE, CMHC Manpower and the Provincial Government in obtaining funds to establish these construction companies.

iii) Supervision of the construction and repair work on a systematic basis - trouble-shoot, etc.

iv) Conduct research in respect to building materials, supplies, etc. on behalf of the Native construction companies.

v) Assist in the development of pre-fab services, when and where it may be desirable, and

vi) Such other duties and tasks that may be necessary to ensure the establishment and efficient operation of the Native construction companies.

(d) Supervisor of Land Acquisition and Development for Native Housing

The incumbent will be responsible to the Director of Housing and his or her dutues and tasks will include:

i) Assisting and guiding local housing in obtaining land needed for new house construction.

ii) Assisting local corporations in locating suitable land and the subsequent negotiating in arranging for purchasing or leasing.

iii) Establishing and maintaining a working relationship with housing authorities at the Municipal, Provincial and Federal level.

iv) Establishing and maintaining a working relationship with local and regional land development agencies and realtors in order to be informed on land values, etc.

v) Conduct on-going research on the land development problems and preparation of information bulletins, brochures, etc. for the guidance of local housing groups, and

vi) Such other functions as well assist local housing groups in attaining the land needed for their projects.

(e) Office Manager and Expeditor

The incumbent will be responsible to the Director of Housing and will assist him or her in the coordination and general management of Headquarter operations of the Corporation. His or her duties will include:

i) Assisting the Director of Housing in the Planning, coordinating and expediting of the Corporation's headquarters operations, including:

- development of agendas for meetings
- schedules of staff activity to ensure goal realization within time frames

ii) The establishment and maintenance of the corporations records including custodial functions in respect to:

- minutes and reports of meetings
- official documents, agreements, etc.
- corporation's Constitution and By-Laws

iii) The establishment and maintenance of an efficient filing system covering all aspects of the Corporation's work.

iv) Monitoring the Corporation's correspondence:

- recording incoming and outgoing correspondence
- expediting action on correspondence as required

v) Supervision of the clerical and stenographic staff.

vi) Making arrangements for travel and monitoring of travel accounts, and

vii) Such other duties and tasks required in assisting the Director in efficient management of the Corporation's headquarters operations.

(f) Senior Accountant

The incumbent will be responsible to the Director of Housing and his or her duties and responsibilities will include:

i) Provide professional and technical assistance to zone and local housing groups in establishing and maintaining of their books and accounts.

ii) Conduct cost benefit studies.

iii) Assist in the preparation of budget and financial statements and reports.

iv) Periodical checks on accounts of zone and local housing groups to ensure appropriate allocation of funds.

v) Provide guidelines setting out the type of accounting required in housing projects, etc.

vi) Conduct seminars and workshops for bookeepers and accountants involved in Native housing projects, and

vii) Such other tasks required in the supervision of the accounts of the Native housing groups in projects.

(g) Assistant Accountant

The incumbent will work under the Direction of the Senior Accountant with his or her main assignment being that of maintaining the accounts of ANHC headquarters. He or she would perform regular duties and tasks of an accountant.

(h) Accounting Clerk-Typist

His or her duties would be that of handling routine bookeeping and accounting details and the typing required in the accounting section.

(i) Secretarial Staff (4)

Four stenographers would be needed:

- Secretary to the Director of Housing
- Secretary to the Supervisor of Community education and training
- Secretary to the Supervisor of Housing Construction and repairs, and
- Secretary to the Supervisor of Land Acquisition.

(j) Secretarial staff (6) Field - one per zone

Six stenographers will be required, one for each zone co-ordinator.

(k) Zone Co-ordinators (6)

The zone co-ordinators will be responsible to the Director of Housing and their duties and responsibilities are for the general

Zone Co-ordinators cont.

coordination of the Corporation's assistance to the local housing groups, which will include:

i) Assisting local groups in the planning, organizing and conducting of their housing activity.

ii) Coordinating and enabling local groups to obtain technical and professional assistance covering all aspects of their work, drawing on specialist staff at the ANHC's headquarters and from other sources as needed.

The activity would embrace facilitating:

- development of community education
- land assembly
- development of local and/or regional construction crews or companies.

The coordinator, in the main, would assist local groups in the tapping and using of available resources.

iii) Monitoring work under the Emergency Repair Program.

iv) Identifying the problems of the local housing groups and seeking professional and technical help in resolving their problems.

v) Advising ANHC headquarters on a regular basis of progress of the housing projects within his or her region.

vi) Preparing reports and briefs as required, and

vii) Such other activities needed to enable steady progress of the projects within the region.

NOTE

The responsibility of the zone co-ordinators will change when the Zone Housing Corporations are fully established at which time they will become responsible to the board of the Zone Housing Corporation.

Estimate of Costs for Staff and Overhead

Headquarters Personnel

Director of Housing

Salary	$16,000.00
Fringe Benefits (10%)	1,400.00
Travel	5,000.00

Supervisor of Community Education & Training

Salary	$12,000.00
Fringe Benefits	1,200.00
Travel	4,500.00

Supervisor of Construction

Salary	$12,000.00
Fringe Benefits	1,200.00
Travel	4,500.00

Supervisor of Land Acquisition

Salary	$12,000.00
Fringe Benefits	1,200.00
Travel	4,500.00

Office Manager and Expeditor

Salary	$10,000.00
Fringe Benefits	1,000.00

Senior Accountant

Salary	$10,000.00
Fringe Benefits	1,000.00
Travel	3,500.00

Assistant Accountant

Salary	$ 9,000.00
Fringe Benefits	900.00
Travel	250.00

Accounting Clerk-Typist

Salary	$ 6,000.00
Fringe Benefits	600.00

Cont'd

Secretaries

Salary - $6,000 p.a. X 4	$ 24,000.00
Fringe Benefits	2,800.00
Travel	1,000.00
Consultation Services	$ 20,000.00

Regional

Zone Co-ordinators (6)

Salaries - $10,800 X 6 p.a.	$ 64,800.00
Fringe Benefits	6,480.00
Travel $3,000 per co-ordinator	18,000.00

Secretaries (6) 1 for each co-ordinator

Salaries - $5,000 X 6 p.a.	$ 30,000.00
Fringe Benefits	3,000.00
TOTAL Personnel Costs	$287,830.00

Overhead Costs

AHC Headquarters Edmonton

Operating

Office Rent	$ 3,000.00
Telephone, Telex, Postage, etc.	2,000.00
Printing	1,000.00
Office Supplies	1,000.00
Audit	1,500.00
Legal	750.00
Equipment Rental	2,200.00
TOTAL	$ 11,450.00

Capital Expenditures

Office Furniture, etc.	$ 3,700.00

cont'd

ZONE HEADQUARTERS (6)

Operating

Office rent - $1,200 x 6	$ 7,200.00
Telephone, Telex, postage - $1,000 x6	6,000.00
Office Supplies - $500 x 6	3,000.00
Printing - $500 x 6	3,000.00
Legal - $2,000 x 6	12,000.00
Audit - $1,500 x 6	9,000.00
Equipment rental - $1,500 x 6	9,000.00
TOTAL	49,200.00

Capital Expenditures

Office Furniture, etc. $2,500 x 6	15,000.00
OVERALL TOTAL	$ 367,180.00

Notes on Budget

1. The Budget covering the zone offices, provides for space and services covering a variety of community workers dealing with housing matters under the guidance of the zone co-ordinator, eg.

- outreach worker (Manpower)
- communications workers (S.O.S.)
- volunteers

It is also important to space for meetings, audio visual accomodation.

2. Additional personnel and other costs will be experienced when local housing projects are initiated. It is presumed that the required funds will be available under the "start up" provided for under the NHA amendments.

3. In the first year or two when the program is getting underway, it will be necessary to receive grants as set out in the foregoing. However, in subsequent years, these costs could be a regular part of the capital loans related to the cost of the houses delivered.

DEVELOPMENT OF NATIVE CONSTRUCTION COMPANIES

To facilitate the attainment of the housing, ANHC will take steps to create at least six Native construction companies, which will have a capacity when fully established to meet the five year building and upgrading schedule set out earlier in this paper. In addition to these construction contracting companies, it is proposed to create within each zone:

one Native electrical firm (6)
one Native plumbing firm (6)
one Native heating frim (6)
one Native carpentry firm (6)

Through the Winter Warmth and Emergency Repair activity, we have found people who would be capable of becoming the entreprenneurs for these enterprises. It is hoped that the required fund to establish these companies can be provided under the DREE/ARDA agreement.

Prefab Factory

It is proposed to establish at least two Native owned and operated prefab factories. These factories would seek to serve rural as well as Native housing groups - in general compete in the market for business. DREE assistance will be sought.

Saw Mills

It is proposed to establish two or more small sam mills at appropriate locations to provide lumber needed in the housing project. This will eliminate the present nonsensical situation where lumber used

in Native housing projects is imported from B.C. at astronomical cost. DREE assistance will be sought.

TRAINING PROGRAMS TO UNDERGIRD THE FIVE YEAR PROJECT

There is an immediate need to initiate training courses especially tailored to serve the Native construction firms which are to be formed. The requirement in terms of persons to be trained is estimated as follows:

6 carpentry companies - 5 workers per firm	30
6 electrical companies - 3 workers per firm	18
6 plumbing companies - 3 workers per firm	18
6 heating companies - 3 workers per firm	18
	84

Skill Courses

It is the intention to recruit among the Native people, tradesmen at the journeyman level to head up these companies. The training programs needed would be for "trade aids" for each of the four trades involved. It is estimated that an intensive three month practical course free of unnecessary theory and geared to building houses would be sufficient to prepare "trade aids" to function under the supervision of journeymen. The syllabi for these courses would be comparable to those in W.E.T.P., in World War II.

Managerial Courses

Special short courses will be needed on business management for persons, who will become the proprietors of the proposed companies. Special courses will also be required for the housing project managers.

The assistance of Canada Manpower and the Provincial Department of Education will be sought in planning and conducting these training courses.

THE FINANCIAL REQUIREMENT

Funds required for the five year program are estimated as follows:

Capital Funds

New house construction	50.	Million
Upgrading of Native houses	3.11	Million
Purchase of existing houses	25.00	Million
	78.11	Million

Administration Costs including Initial Capital Outlay for Office Furniture and Equipment.

First Year (Equiping 7 offices)	$ 367,100
Four Years @ $348,400	1,393,600
	$1,760,700

Total Cost of 5 year Program - $79.87 Million

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Estimate of Capital Funds Required in the Five - Year Period

Year	New Const. New Units	At av. Cost $20,000 each	Upgrading Number Units	At av. Cost $2,500	Purchase ex. units number Units	At av. Cost $20,000	Total
1974/75	200	4. M	100	.25 M	100	2. M	6.25 M
1975/76	350	7. M	175	.43 M	175	3.5 M	10.93 M
1976/77	650	13. M	325	.81 M	325	6.5 M	20.31 M
1977/78	650	13. M	325	.81 M	325	6.5 M	20.31 M
1978/79	650	13. M	325	.81 M	325	6.5 M	20.31 M
	2,500	50. M	1,250	3.11 M	1,250	25. M	78.11 M

THE REQUEST

1. The Metis Association of Alberta is requesting cooperative and joint support from the Government of Alberta and the Government of Canada in the implementation of the five year housing program outlined in this submission. The cooperation and support needed will include the following:

a) General acceptance of the housing goals set out in this paper for low income Native families, including:

i) construction of 2,500 new houses between now and 1979.

ii) the upgrading of 1,250 Native owned houses to extend the use of the houses for at least 15 years.

iii) the purchase of 1,250 existing houses for sale or rent to low income Native families.

2. The Metis Association of Alberta is requesting that the Government of Alberta give leadership in the negotiating of a partnership agreement between itself and CMHC to provide the needed support of our housing undertaking, including:

a) Acceptance of a cost sharing formula in meeting the cost of the program. The formula used in Saskatchewan or the new one being developed in British Columbia under Section 40 of the NHA could provide a suitable model. Under this formula the capital outlay and subsidies are shared 75% Federal and 25% Provincial. The partnership agreement have the following qualities:

i) it should enable home ownership by low-income Native families (0 - $6,000).

ii) the mortgage payments or rent should be geared to family income.

iii) there should be an understanding that the provincial and federal departments and agencies will integrate their resources and services to ensure a joint and comprehensive approach to our housing and community rehabilitation goals.

iv) the Native housing activity will be planned, organized and conducted by the Native people of this province.

v) the program should apply to all parts of the province where priorities are established on a basis of need. The degree of human suffering and deprivation should, in our view, be the key factors in setting the priorities for construction of new houses, upgrading of houses and the purchase of existing houses for sale to Native people.

vi) Alberta Government and the Federal Government should be prepared to second to ANHC professional and technical personnel to ensure efficient delivery of the housing units needed within the established time frame. This should not be construed as meaning that ANHC is abdicating its responsibility to plan, organize and conduct the housing activity in keeping with the aspirations of our people. We need help and we are seeking it, but we do not want a Government take-over of what we feel is our responsibility.

3. The Metis Association of Alberta is requesting that the three pronged program proposed in this submission be carried out under a single agreement between the Government of Alberta and the Government of Canada, eg.

a) new house construction

b) upgrading

c) purchase of existing houses.

It is important that the bureaucratic gyrations be reduced to the minimum. It is now known that all that is requested in this submission is legally possible under existing law. We request that every effort be made to eliminate needless exercises so that it will be possible to devote all our energies to the prime task of delivering houses within the agreed time frame.

It is strongly contended that the sharing formula apply to all three programs (75% Federal, 25% Provincial) including all the cost involved in the delivery and subsidies.

4. The Metis Association of Alberta is requesting Canada Manpower and the Alberta Department of Education to give top priority to the urgent need to provide the training programs outlined in this paper.

5. The Metis Association of Alberta is requesting DREE, under its special program agreement with the Province to begin a program of funding the Native construction companies needed in the execution of the program outlined in this submission.